

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 8, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: PHILIP SUDING, *Chair*

BARRY WINICK, Vice-Chair

MICHAEL DRURY WILLIAM LA VOIE BILL MAHAN

FERMINA MURRAY

JUDY ORÍAS

CRAIG SHALLANBERGER
DONALD SHARPE

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor

NICOLE HERNÁNDEZ, Urban Historian JOANNA KAUFMAN, Planning Technician MICHELLE BEDARD, Assistant Planner

GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/HLCVideos then clicking on the Videos under Explore.

CALL TO ORDER.

The Full Commission meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, La Voie, Mahan, Murray, Orías, Shallanberger (at 4:35 p.m.), Sharpe (at 1:38

p.m.), Suding, and Winick.

Staff present: Limón (until 2:20 p.m. and again at 4:00 p.m.), Hernández (until 3:49 p.m.), Bedard (until 2:30 p.m. and

again at 4:30 p.m.), and Kaufman.

Recorders: Gabriela Feliciano (until 3:00 p.m.), Julie Rodriguez (3:00 p.m. to 4:30 p.m.), and Kathleen

Goo (4:30 p.m. to 5:30 p.m.)

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of

September 24, 2014, with corrections.

Action: Drury/Winick, 4/0/3. (Drury/Mahan/Murray abstained. Shallanberger/Sharpe absent.)

Motion carried.

C. Consent Calendar.

This item was reviewed out of order after announcements were made.

Motion: Ratify the Consent Agenda as reviewed by Donald Sharpe.

Action: Winick/Mahan, 8/0/0. (Murray abstained on Item A. Shallanberger absent.) Motion

carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - 1. Mr. Limón made the following announcements:
 - a. Joanna Kaufman is the new HLC Planning Technician.
 - b. The City Council appeal hearing of the "Gator Boy" mural will be held on Tuesday, October 14, 2014.

Commissioner Shallanberger agreed to represent the HLC at that hearing.

- c. There was a City Council appeal hearing of the Single Family Design Review's decision to approve an addition to the property located at 215 La Jolla (Mesa neighborhood). Council denied the appeal and re-affirmed the surrounding neighborhood definition criteria used for determining neighborhood compatibility. The appellants asserted that the second story addition should not have been approved and that the single-story character of the street should be maintained.
- 2. Recruitment for City Advisory Groups: Applications must be received on or prior to the deadline of 5:30 p.m. on October 13, 2014.
 - a. HLC Commissioner's with terms ending December 31, 2014:
 - i. Bill LaVoie;
 - ii. Judy Orías; and
 - iii. Donald Sharpe
 - b. Sign Committee terms ending December 31, 2014:
 - i. Natalie Cope (HLC applications)
 - ii. Bob Cunningham (ABR applications)
- 3. Commissioner Orías announced that the City Council has been holding meetings with respect to the infrastructure in the City and where the community thinks emphasis should be placed. She urged others to attend these meetings to speak on the importance of historic preservation.
- E. Subcommittee Reports.

No subcommittee reports.

PUBLIC HEARING

1. 34 W VICTORIA ST / 1300 CHAPALA ST

C-2 Zone

(1:45) Assessor's Parcel Number: 039-610-014

Application Number: MST2014-00476

Owner: Victoria Street Partners, LLC
Owner: Joseph Knowles Mural

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the mural known as the "Joseph Knowles Mural.")

Time: 1:44 p.m.

Present: Nicole Hernández, Urban Historian

Public comment opened at 1:48 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution No. 2014-08, as recommended by Staff and the Designations

Subcommittee, to recommend to City Council that the mural, located at the corner

of Victoria and Chapala Streets, be designated a City Landmark.

Action: Orías/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

The Commission discussed that for future reference the project address should be updated to reflect the new location on Chapala Street.

PROJECT DESIGN REVIEW

2. **3626 SAN REMO DR** E-3/SD-2 Zone

(1:55) Assessor's Parcel Number: 053-231-011

Application Number: MST2013-00440

Owner: Nancy and Robert Madsen

Designer: Kate Svensson

Applicant: Capital Pacific Development Group

(Lot 3: Proposal to demolish an existing two-story, 2,907 square foot single-family dwelling and construct a new two-story, 2,767 square foot single-family dwelling and an attached 443 square foot garage. (The original four-lot subdivision project proposed a restoration of the dwelling at 3626 San Remo Drive. The proposal has been revised to demolish and reconstruct the dwelling because the existing building was structurally unstable, as per the engineering report.) The proposed development total of 3,210 square feet, located on a 14,810 square foot lot, is 74% of the required floor-to-lot area ratio (FAR). The front facade, which was found to be eligible as a Structure of Merit, would be reconstructed in accordance with the Secretary of the Interior's Standards for Reconstruction, as per the Historic Structures/Sites Report Addendum prepared by Alexandra C. Cole of Preservation Planning Associates that was accepted by the Historic Landmarks Commission on February 12, 2014. A Historic Structures/Sites Report prepared by Alexandra C. Cole of Preservation Planning Associates was accepted by the Historic Landmarks Commission in March of 2010 for the subdivision of the property. This property is on the City's List of Potential Historic Resources.)

(Project Design and Final Approval requested. Project requires compliance with Planning Commission Resolution No. 022-14. The project was last reviewed on September 24, 2014.)

Actual time: 1:51 p.m.

Present: Kate Svensson, Designer, KSD

Robert Adams, Landscape Architect, Earthknower Studio Vincent Amore, Applicant Representative, Capital Pacific

Public comment opened at 2:01 p.m.

Kellam de Forest, local resident, requested the project use the original roof tiles. He also expressed concern with the compatibility with other homes and whether there will be screening between this structure and Lot 4 facing San Remo Drive.

Public comment closed at 2:02 p.m.

Motion: Continued two weeks with comments:

- 1. Details on the drawings need to match the existing exactly.
- 2. Provide accurate details of eaves, pilaster capitals, and door/window surrounds. Draw them in a scale that is legible, not less than half-inch, and tied to a photograph.
- 3. Conserve the existing roof tiles to the extent possible. The existing rustic style is an important characteristic of the house and the new roof tiles need to match the original tile in color, profile, and depth. The final installation of the tiles should match the historical photographic evidence.
- 4. The uneven, staggered shadow line at the eave is important to maintain. In a detail, show the cap tile extending beyond the gutter line to obtain the desired shadow line.
- 5. Conserve tile to the extent possible, but use the new tiles for the pans, not the caps. Take into account that new tiles that match existing dimensions are available.
- 6. Retain a historical consultant to oversee the demolition of the tiles, to ensure contractor is taking precautions to salvage the original material, especially, although not exclusively, during demolition.

Action: La Voie/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT

3. **340 E LOS OLIVOS ST** E-1 Zone

(2:15) Assessor's Parcel Number: 025-261-004 Application Number: MST2013-00340 Owner: Winn Family Trust

Applicant: Suzanne Elledge Planning & Permitting Services

Architect: Mark Shellnut Architects, Inc.

(This property is on the City's List of Potential Historic Resources: "Edwards/Dole House." Proposal for alterations and additions to an existing, three-story, 5,203 square foot, single-family residence, located on a 13,510 square foot parcel. The project includes a request to permit the 139 square foot "as-built" dormer addition, a 142 square foot "as-built" deck constructed on the third floor, and the 362 square foot "as-built" second-story sunroom addition, the replacement of aluminum windows on the "as-built" second-story sunroom with (period-correct) wood windows, and the replacement and installation of new skylights. The proposal also includes additions and alterations to the existing garage including relocating the existing 408 square foot, two-car garage (and 244 square foot loft above the garage) to comply with required front setback, adding 60 square feet to meet the minimum interior dimensions, and window and door changes. The existing driveway material is to be removed and replaced with a 540 square foot brick driveway including an integrated brick inlayed vehicular turntable. This project will address violations identified within enforcement case ENF2013-00546 including "as-built" window and skylight changes to the existing 267 square foot detached accessory building and the demolition of other unpermitted structures. The proposed site development totals 6,683 square feet. The project is 149% of the required floor-to-lot area ratio (FAR). The application requires Planning Commission review for a requested floor area and setback modifications.)

Actual time: 2:22 p.m.

a) HSSR (Review of Historic Structures/Sites Report prepared by Post Hazeltine.)

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Trish Allen, Agent, Senior Planner, SEPPS

Suzanne Riegle, Associate Planner

Commissioner Murray disclosed that she conducted an individual site visit and spoke to the owners.

<u>Staff comment:</u> Nicole Hernández, Urban Historian, stated that the proposal to replace the unpermitted work with historically accurate materials is supportable and meets the Secretary of the Interior's Standards for Rehabilitation.

Public comment opened at 2:30 p.m.

Kellam de Forest, local resident, stated that, although the project is not a designated landmark, it is an important structure. He asked whether a garage existed on Junipero Street and requested that FAR setbacks be considered because of the home's historic nature.

Public comment closed at 2:33 p.m.

Motion: To accept the report as presented commending the report preparers and the home

owners for the thoroughness of the report and the home's preservation.

Action: La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

Additional individual comment:

• If the applicant proposes to change the building color, it was suggested that the original exterior colors should be studied.

b) Project Concept Review. (Comments only; project requires environmental assessment and Planning Commission review for requested floor area and setback modifications.)

Present: Alastair and Ann Winn, Owners

Mark Shellnut, Architect

Trish Allen, Agent, Senior Planner, SEPPS

Suzanne Riegle, Associate Planner

Public comment opened at 3:02 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Planning Commission with comments:

- 1. This project is ready for project design approval.
- 2. The two front setback, interior setback, and FAR modifications requested are supportable, in particular the FAR modification, in that the application is not adding in size, bulk and scale to any side of the historic house.
- 3. The existing hedge is supportable in its existing height along Laguna Street because it provides a shield from its incompatible style of architecture to the Santa Barbara Mission.
- 4. It was suggested that the porch enclosure breakups be different than the windows currently proposed. They should be suggestive of historic porch enclosures. The railing on the upper level dormer (attic level) should be solid shingle matching others found around the house.
- 5. Study making the new driveway pavement permeable to the extent possible.
- 6. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows::
 - a. **Compliance:** The project's design complies with all City regulations and is consistent with design guidelines.
 - b. **Compatibility:** The project's design is compatible with the architectural character of the City and neighborhood as being an historic element of the neighborhood and predating most of it.
 - c. **Appropriateness:** The project's size, bulk, height and scale are appropriate for the site, its history and neighborhood.
 - d. **Sensitivity:** The project's design is sensitive to adjacent historic resources, particularly with the retention of the hedge.
 - e. **Public views:** The proposed design does not block established public views of the mountains or ocean.
 - f. **Open Space/Landscaping:** The proposed design provides an appropriate amount of landscape and open space.

Action: La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

Additional individual comment:

• The guardrail on the south elevation would be more successful if it was simplified and treated as the one located around the north elevation open deck.

** THE COMMISSION RECESSED FROM 3:19 P.M. TO 3:27 P.M. **

REVIEW AFTER FINAL

4. **125 STATE ST** HRC-2/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-075-012

Application Number: MST2009-00119
Owner: City of Santa Barbara

Applicant: Children's Museum of Santa Barbara

Agent: Trish Allen, Suzanne Elledge Planning & Permitting Services, Inc.

Architect: B3 Architects and Planners

(The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

(Review After Final for the following revisions: 1. The addition of a new rooftop equipment room; 2. Proposed rooftop and exterior lighting; 3. Revised trash enclosure configuration to accommodate a transformer; 4. Door and window changes; 5. Updates to the exterior finish materials; and 6. Revised landscape planting and details. The project was last reviewed and granted Final Approval on May 23, 2012.)

Actual time: 3:27 p.m.

Present: Clay Aurell and Josh Blumer, Architects, AB Design Studio, Inc.

Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.

Ann Kale, Lighting Designer, Anne Kale Associates

Sheila Cushman, Executive Director, Santa Barbara Children's Museum

Allison De Busk, Project Planner

Commissioner Mahan disclosed that, to avoid any actual or perceived conflict of interest, he would recuse himself from commenting on the lighting design of the project.

Public comment opened at 3:58 p.m.

Kellam de Forest, local resident, expressed concerns with the design features' consistency with El Pueblo Viejo Landmark District Design Guidelines, the expanse of glass area, and the lighting and visibility of the roof garden.

Public comment closed at 4:00 p.m.

Motion: Continued two weeks with comments:

Architecture:

- 1. The proposed changes are not compatible with the approved architecture.
- 2. Study moving the fence on the north side of the site so that it is not so close to the Signalman's Building.

Rooftop equipment room:

3. The additional utility element is necessary and inconsequential to the scope of the building.

Rooftop and exterior lighting:

- 4. The string lighting as proposed on the roof is of concern as it would allow light spilling off to adjacent properties [light trespass].
- 5. The light poles look like an afterthought and are a concern.
- 6. All lenses on the sconces should be shielded or frosted.
- 7. The light fixtures should be custom made, artistic, and representative of the "quirkiness" of the architecture.
- 8. Switch the State Street ramp lights to the opposite side.

Trash enclosure configuration:

9. The trash and transformer enclosures should reference the whimsy of the building; perhaps with an undulating top.

Door/window changes:

- 10. Glazing should be consistent throughout the building.
- 11. The glass rail should be whimsical like the building style, perhaps with an undulating top.

Exterior finish materials:

- 12. Wrought iron gates and fences should match the whimsical style of the building.
- 13. The glazing should be consistent throughout the building.

Landscape planting/details:

- 14. Washingtonia robusta palm trees could be used in proximity to the tower to help reduce the scale of the building. They would not be supportable at the ramp or in the right-of-way.
- 15. The Metrosideros shrubs in the proposed areas are acceptable.
- 16. Cascading landscape is desirable. Adding plants to the top of the equipment room roof was suggested.

Action:

La Voie/Orías, 6/0/3. (Mahan/Murray/Shallanberger abstained.) Motion carried.

^{**} THE COMMISSION RECESSED FROM 4:41 P.M. TO 4:46 P.M. **

CONCEPT REVIEW - NEW

5. **CITYWIDE** P-R Zone

(3:25) Assessor's Parcel Number: 015-060-017 Application Number: MST2014-00485 Owner: City of Santa Barbara

Engineer: Ashleigh Shue

(Proposal to modify five (5) existing pedestrian crosswalks locations with new enhanced pedestrian crossing safety features. Enhancements vary by site but include curb extensions, new and replaced sidewalk and paving, median refuge islands, new and replaced street lighting poles, and pedestrian crossing, push-button, dual-sided rectangular rapid flashing beacons. The intersections locations include (1) Cabrillo Boulevard at Anacapa Street, (2) Cabrillo Boulevard at Corona Del Mar, (3) State Street at Islay Street, (4) State Street at Pedregosa Street, and (5) State Street at Calle Palo Colorado Street. The first four intersections are within the Historic Landmarks Commission (HLC) jurisdiction, and location number five is within the Architectural Board of Review (ABR) jurisdiction.)

(Action may be taken if sufficient information is provided.)

Actual time: 4:46 p.m.

Present: Ashleigh Shue and Andrew Grubb, Project Engineers, Public Works

Derrick Bailey, Supervising Transportation Engineer

Public comment opened at 4:55 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely with comments:

- 1. Although it would have not been appropriate in the old *pueblo*, as a result of the increase in vehicular/pedestrian traffic, the concept of the proposed installations with enhanced pedestrian crossing safety features is supportable.
- 2. Consider neighborhood outreach.
- 3. The design of the light poles at all locations should be unobtrusive and appropriate within El Pueblo Viejo Landmark District.
- 4. Study relocating the bus stop locations.
- 5. Study minimizing the proposed utility cabinets.
- 6. Although generally acceptable, the applicant is urged to be cognizant of the visual clutter that would be created at the State Street/Islay Street and State Street/Pedregosa Street locations.
- 7. A crosswalk at Cabrillo Boulevard/Anacapa Street is supportable as long as the applicant considers that:
 - a. The design should respect the fact that it is a designated historic boulevard.
 - b. Scored concrete must be used. The proposed brick paving would not be acceptable.
 - c. Encroachments on the existing street width with curb extensions would be unacceptable.

Action: La Voie/Mahan, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

6. **701 CHAPALA ST** C-2 Zone

(4:00) Assessor's Parcel Number: 037-082-008 Application Number: MST2014-00320

Owner: Nancy Brock Trust
Architect: Wayne LaBrie Architect

(A revised project proposal for (Phase 1) to include site alterations and the construction of a new 186 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A - 929 square foot restaurant, Unit B - 434 square foot office, Unit C - 434 square foot retail, Unit D - 940 square foot retail, and Unit E - 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal and replacement of existing asphalt paving, new permeable pavers, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 4 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers. A separate (Phase 2) application will include a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining. Phase 3 of the project will involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No. 9, 10, and 11.)

(Third concept review. Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP). The project was last reviewed on August 13, 2014.)

Actual time: 5:23 p.m.

Present: Wayne LaBrie, Architect

Public comment opened at 5:27 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely with comments:

1. The proposal is supportable.

2. Provide a detailed landscape plan.

Action: Winick/Orías, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

7. **33 W VICTORIA ST** C-2 Zone

(4:20) Assessor's Parcel Number: 039-181-001 Application Number: SGN2014-00109

Application Number: SGN2014-0010
Applicant: Jason Currie

Business Name: Ensemble Theatre Company

(Concept review for a new sign program for the Ensemble Theatre Company consisting of four (4) new wall mounted flag signs (totaling 60 square feet), two (2) 4.5 square foot poster spaces mounted to walls (totaling 9 square feet), and one large 130 square foot poster case at the rear of the building. All of the above referenced signs are proposed to have inter-changeable text for specific venue events. Two (2)

additional 5-square foot pole mounted signs are also proposed (totaling 10 square feet). There is an existing 3-square foot hanging sign to remain. The total proposed new signage is 209 square feet, and a total of 212 square feet of site signage. Exceptions are requested to allow the application to exceed the maximum site square footage, and to request pole signs. The linear building frontage is 136 feet. The allowable signage is 90 square feet.)

(Comments only on the proposed pole fixtures and lighting for location, quantity, materials, and sensitivity to the architectural style of the existing building. Proposal to return to the Sign Consent Agenda for final. The project was last reviewed by the Sign Committee on September 24, 2014.)

Actual time: 5:29 p.m.

Present: Jason Currie, PMSM Architects

Steve Metsch, Ensemble Theatre Representative

Public comment opened at 5:39 p.m.

Kellam de Forest, local resident, expressed concern regarding signs and consistency with El Pueblo Viejo Guidelines.

Public comment closed at 5:40 p.m.

Commissioner Shallanberger, Sign Committee representative, stated that the main issue brought up during Sign Consent is the proposed pole signs. The other proposed signs were supportable.

Motion: Continued four weeks with comments:

- 1. Appreciation was expressed for the Sign Committee's referral, allowing the Full Commission to provide advice/comments.
- 2. The marquee (poster) cases' design needs to be more traditional and elevated in its detailing, such as the ones located in back of the Granada Theatre.
- 3. Consider integrating a sign into the railing, similar to the one proposed to be in the back of the building, only smaller.
- 4. A sign celebrating the rehabilitated theatre, such as a blade sign integrated into one of the light fixtures, may be supportable.
- 5. The concept of flags is supportable. It was suggested that the flags' poles be mounted to the square beams that cantilever out of the building, as opposed to the brackets.
- 6. It was unanimous that too much signage is being proposed for the front of the building.
- 7. The two proposed pole signs tend to clutter the front of the building and are not supportable. Splitting a pole in half and mounting it against another structure would not be acceptable. The building design is not Victorian-Industrial; therefore, it is not an appropriate design inspiration.
- 8. Although a majority would not support pole signs, a reduction in the amounts proposed, such as two flags and only one pole sign, may be considered. In order for the one pole sign to possibly receive support, it would have to be an exceptional Neo-Gothic design style.

Action: La Voie/Mahan, 9/0/0. Motion carried.

CONSENT AGENDA (11:00)

CONTINUED ITEM

A. 333 JUNIPERO PLAZA E-1 Zone

Assessor's Parcel Number: 025-261-003 Application Number: MST2014-00436

Owner: Barbara Rosenblum Trust

Landscape Architect: Arcadia Studio

(Proposal for minor site and landscaping alterations to a parcel developed with an existing, single-family residence. The property is a designated City Landmark: Francisca de la Guerra Dibblee Residence. The site alterations include the removal of an existing 18-inch site wall and replacement with a new 6-inch stone curb; add a new 18-inch tall wall to connect portions of two existing walls; add a new pilaster, add stone veneer to two existing walls. Also proposed is to paint the existing garage door to match the color of other existing doors. The landscaping alterations include the removal of a variety of six (6) existing trees, the addition of two (2) new Oak trees, removal of existing Italian Cypress hedges and replacement with a new hedge material (*Laurus nobilis*) species.)

(Action may be taken if sufficient information is provided. Continued from September 10, 2014.)

Present: Kalie Grubb, Designer/Project Manager, Arcadia Studio

Kent Nixon, Architect

Project Design and Final Approvals with the condition that the Olive tree shall not be removed.

CONTINUED ITEM

B. 800 GARDEN ST C-2 Zone

Assessor's Parcel Number: 031-021-014
Application Number: MST2014-00451
Owner: Islay Investments
Applicant: Howard Kantor

(Proposal to replace all of the existing aluminum clad frame windows with bronze trimmed Styleline Milgard vinyl retrofit windows.)

(Action may be taken if sufficient information is provided. The project was last reviewed on September 24, 2014.)

Present: Howard Kantor and Cecilo Fuentes, Applicants

Project Design and Final Approval subject to the condition for the applicant to return after the installation of one example window for further staff review.

NEW ITEM

C. 5 W HALEY ST C-M Zone

Assessor's Parcel Number: 037-211-006 Application Number: MST2014-00475

Owner: Yee Ling-Chai, Trustee (for) Yee Lim

(Proposal to request approval for the "as-built" color change to an existing commercial building. The proposal will address violations identified within ENF2014-00781. A separate application will be submitted for the proposed new signage.)

(Action may be taken if sufficient information is provided.)

Present: Alessandro Tromba

Continued four weeks with comments:

- 1. The property owner is given direction to submit an application for a comprehensive review of the color scheme of the building to read as one building, rather than appearance of three separate buildings.
- 2. Meanwhile, the current "as-built" proposed color may temporarily remain while the building project is under review.

NEW ITEM

D. 707 E VICTORIA ST R-2 Zone

Assessor's Parcel Number: 029-100-016 Application Number: MST2014-00472

Owner: Josef Schwaiger, Trustee (for) Schwaiger

Applicant: Lizette Elenes

(Proposal to demolish and reconstruct the existing, 380 square foot, two-car carport and roof deck. The proposal is in compliance with the interior setback modifications approved in 1983, where the carport will be located 5-feet, 4-inches, and the deck located 4-feet from the interior property line. The existing concrete driveway is to remain. No alterations are proposed to the existing two, detached residential dwellings. The parcel is on the City's List of Potential Historic Resources and was found eligible as a Structure of Merit in the Lower Riviera Survey.)

(Action may be taken if sufficient information is provided.)

Present: Lizette Elenes, Applicant

Project Design and Final Approvals with the comment that the proposed alternative of a plaster finish is acceptable.

** MEETING ADJOURNED AT 5:57 P.M. **